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The 1997 Rent Control Guideline

The rent control guideline is the amount that a landlord can increase the maximum rent for a unit without approval from a rent officer.

The 1997 guideline is 2.8%

The guideline applies to most residential rental units in Ontario.

The guideline applies to a rent increase that begins any time between January 1, 1997 and December 31, 1997.

For example:

The maximum rent for a unit is **\$500** as of October 1, 1996.

The landlord could next increase the rent 12 months later on October 1, 1997.

The guideline for 1997 is **2.8%**.

$$2.8\% \text{ of } \$500 = \$14$$

Then the new maximum rent as of October 1, 1997 would be:

$$\$500 + \$14 = \$514$$

Calculation of the Guideline

The rent control guideline is calculated each year using a formula which takes into account the cost of inflation in operating a rental building, and the cost of repairs to the building.

The first part of the guideline is an amount to pay for increases in the cost of running a building.

In 1997, this part of the guideline is 0.8 per cent. It is calculated by averaging over three years the changes in the costs of operating a building such as heat, maintenance, and property taxes. The averaging smooths out the impact of inflation.

The second part of the guideline is an amount for doing major repairs to the building. Each year, this part of the guideline is 2 per cent.

The 1997 guideline is:

$$0.8\% + 2\% = 2.8\%$$

Annual Guideline Increases

The rent control guideline can change each year as costs change. Every August, the Ministry of Municipal Affairs and Housing announces the guideline for the next year.

The rent control guideline for each of the last five years is listed below:

1992	6.0%
1993	4.9%
1994	3.2%
1995	2.9%
1996	2.8%

Remember...

The rent for a unit can only increase once every 12 months, even if a new tenant moves in.

The maximum rent for a unit increases every year whether or not the landlord actually raises the rent.

The landlord may choose to charge less than the maximum rent, but it is illegal to charge more than maximum rent.

A tenant must be given notice that the rent is being raised at least 90 days before the increase takes effect. This notice must be in writing in the proper form.

For further information about the rent control guideline, please call your area Rent Control office, listed on the back of this outline.

Rent Control Offices

Barrie

(705) 737-2111

Toll-free: 1-800-461-2882

Hamilton

(905) 528-8701

Toll-free: 1-800-668-9565

Kingston

(613) 548-6770

Toll-free: 1-800-263-6092

Kitchener

(519) 579-5790

Toll-free: 1-800-265-8926

London

(519) 679-7270

Toll-free: 1-800-265-0937

North Bay

(705) 476-1231

Toll-free: 1-800-463-4815

Oshawa

(905) 723-8135

Toll-free: 1-800-461-0837

Ottawa

(613) 230-5114

Toll-free: 1-800-263-8957

Owen Sound

(519) 376-3202

Toll-free: 1-800-265-3737

Peterborough

(705) 755-3000

Toll-free: 1-800-461-0255

St. Catharines

(905) 684-6562

Toll-free: 1-800-263-4937

Sudbury

(705) 675-4373

Toll-free: 1-800-461-9909

Thunder Bay

(807) 475-1595

Toll-free: 1-800-267-0898

Timmins

(705) 264-9555

Toll-free: 1-800-461-5851

Toronto

(416) 326-9800

Etobicoke & City of York

(416) 314-0780

Mississauga

(905) 270-3280

North York

(416) 314-9550

Scarborough - East York

(416) 314-8640

Windsor

(519) 253-3532

Toll-free: 1-800-265-6924

Ministry of Municipal Affairs and Housing

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